



Country Club

Homeowners' Association

Dedicated to building our community

www.countryclubestateshoa.org

MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 9 February 2021

President Vonney Northrop called the meeting of the CCHOA Board to order at 5:39 PM on 9 February 2021. The meeting, due to COVID-19 concerns, was held via Zoom conference.

Present: Vonney Northrop, Sandy Gallof, Janice Marie-Gallof, Ken Francois, Marty Henderson, Dorothy Hornby, and Vicki Tostanoski.

Guest: Susan Henderson

The agenda for this meeting is provided in Attachment 1.

MINUTES of the PREVIOUS MEETINGS:

- a. The minutes of the previous regular Board meeting held on 12 January 2021 were presented. Vonney motioned that the minutes be approved. Janice seconded the motion. The minutes were approved unanimously.

FINANCIAL REPORT (Marty Henderson):

- a. The Treasurer's Financial Reports for the period ending 31 January 2021 are provided in Attachments 2-4.
- b. The HOA has \$9,079.21 available for its use. The US Bank Operating Checking account reconciled without issues. The operating checking account balance is \$26,904.09 with \$19,742.64 reserved for Waste Connections and another \$443.04 reserved for the History Fund. 44% of our neighbors have already paid their dues as they have signed up for trash service.
- c. Once the transition from Springs Waste is over in a couple of months, Marty will bill everyone else for the \$30 annual dues.
- d. Marty suggested the board might consider ways we could spend some of this money on our neighborhood.
- e. The Waste Connections trash bill reconciled with some difficulty with all the influx activity.
- f. We added 11 new trash customers in Jan due to Waste Connections buying out Springs Waste. That brings our total up to 138, or 44%, and Marty was sure there will be a lot more in February.
- g. Marty thinks there are around 36 Springs Waste customers in our neighborhood.
- h. It's been a busy time dealing with people's questions about the transition and Springs Waste did not pick up any trash in our neighborhood because the snow/ice on 26 January. Waste Connections didn't deliver bins last week on 27 January, so just dealing with stuff like that and questions. Transitions are normally rough as the company that is bought out doesn't have a lot of motivation.

- i. Vonney motioned that the Financial Reports be approved. Janice seconded the motion. The Reports were approved unanimously.

OLD BUSINESS

- a. Covenants Misconceptions
 - 1) Sandy presented a draft article for the next Newsletter on Covenants Misconceptions and how the Covenants enforcement actually work. (Attachment 5)
 - 2) There were no changes proposed.
 - 3) **Sandy will send the article to Susan Henderson for inclusion in the next Newsletter.**
- b. Board Succession:
 - 1) Vonney reported Amanda Schneider, 3120 North Chelton Rd, would like to join the Welcome/Social Committee and possibly become a future Board member.
 - 2) Vonney reported Kala Loistien's, information was sent to Vicki since Kala has experience in marketing. Kala lives at 2526 Fairview Circle,
 - 3) Sonya McCartney, 2933 Marilyn Rd, was interested in joining the Garden Club
 - 4) Rias Dantzler, 2502 Holiday Place, expressed an interest in Covenants and History Committees.
 - 5) Vonney also mentioned Colleen/Jeffery Bagley and Rob McCartney, regarding their further interest.
- c. Fire Mitigation Meeting
 - 1) Sandy presented a draft article on the Fire Mitigation/Chipping program for the next Newsletter (Attachment 6).
 - 2) Vonney mentioned if we have 100 people, we need to buy Zoom access (\$200 for up to 300 people for one year).
 - 3) Sandy stated we could use this capability for our annual meeting.
 - 4) Vonney motioned that we spend \$200 to get the upgraded Zoom access. Marty seconded the motion. The motion was approved unanimously.
 - 5) **Vicki will acquire the upgraded Zoom access.**

NEW BUSINESS

- a. Newsletter
 - 1) Susan stated the next Newsletter should come out in late February. The one after that will be in late May/early June.
 - 2) **Vicki will write an article on how to use Zoom.**
 - 3) **Susan asked Janice to write an article on the Garden Club startup date and the possibility of a virtual Western Garden Symposium in Pueblo in March.**
 - 4) Sandy suggested Vonney write an article on the overall focus of the HOA as the lead in for the Newsletter. **Susan volunteered to draft the article for Vonney's approval.**
 - 5) Janice asked what should the article present. Vonney replied while we are technically an HOA, we are really a community and that should be our focus.
 - 6) **Susan will update and provide an article asking for volunteers for both the Committees and the Board.**
- b. Spending Options
 - 1) Marty stated we have approximately \$9000 available in this year's budget.
 - 2) Marty suggested the possibility of purchasing signs announcing we are the County Club Neighborhood, similar to Patty Jewett, and posting them at specific entrances to our neighborhood.
 - 3) Marty suggested paying for a dumpster during the Garage Sale event.
 - 4) Sandy stated he had seen a young man on Nextdoor who was a musician and might be available for a neighborhood music event. **He will provide information on the young man to the Board.**
 - 5) **All will consider, for the next meeting, spending options that enhance/benefit our neighborhood.**

STATUS REPORTS OF STANDING COMMITTEES

- a. Social/Welcome/History
 - 1) Dorothy reported no change from January.
 - 2) Janice reported no update for the History Book
- b. Communications: No report.
- c. CONO:
 - 1) Ken stated the CONO web site has been inactive. The scheduled 11 February meeting has been indefinitely postponed. Based upon this information, the Board decided to postpone paying CONO fees until more information obtained regarding the direction CONO was taking.
 - 2) Sandy will check with the previous CONO Director to determine what is going on. He learned that CONO is having funding problems and they had to let the previous Director go because he was too expensive. With COVID-19, CONO's fundraising has suffered and they have to cut back.
- d. Covenants: No report.
- e. Safety: No report.

Janice motioned the meeting be adjourned. Vicki seconded the motion. The meeting was adjourned at 6:35 PM.

The next regularly scheduled meeting will be: **Tuesday, 9 March 2021 at 5:30 pm. Due to COVID-19 restrictions, the next meeting will be via Zoom.**

Respectfully submitted,
Sanford Gallof, Secretary

Board Positions as of Nov 2020:

President Vonney Northrop
Vice President . Janice Marie-Gallof
Treasurer Marty Henderson
Secretary Sandy Gallof
At-Large Dorothy Hornby
At-Large Ken Francois CONO Representative
At-Large Vicki Tostanoski Chief Information Officer - Communications

COMMITTEES:

- COVENANTS/ARCHITECTURE: CHAIRMAN - Open
MEMBERS: Dave May, Rich Northrop
- SAFETY: BOARD COORDINATOR Sandy Gallof
MEMBERS: Bob Frye, Steve Paradis, Dave May
- HISTORY: BOARD COORDINATOR- Janice Marie-Gallof
MEMBERS: Deb Berwick, John Potterat, Judie Werschkey
- SOCIAL/WELCOME: BOARD COORDINATOR – Janice Marie-Gallof/Dorothy Hornby (Welcome)
SOCIAL MEMBERS: Bill Hoover
- MEMBERSHIP: BOARD COORDINATOR – Marty Henderson (maintains database)
MEMBERS: Open
- COMMUNICATIONS: BOARD COORDINATOR - Vicki Tostanoski
MEMBERS: Susan Henderson (Newsletter),

ATTACHMENT 1
Board Meeting Agenda
9 February 2021

1. Convene **5:30 pm**
2. Roll Call
3. Reading and Approval of Minutes of Previous Meeting
4. Approval of Financial Report
5. Old Business (matters previously introduced which have come over from the preceding meeting)
 - a. Covenants Misconceptions
 - b. Board Succession
 - c. Annual Fire Mitigation Meeting
6. New Business
 - c. Newsletter
 - d. Spending Options
7. Status Reports of Standing (permanently established) Committees (Reports to be provided prior to Board Meeting. **Time allocated at Board Meeting only if committees have issues for Board consideration**)
 - a) Social/Welcome
 - b) Communications
 - c) CONO
 - d) Covenants
 - e) History
 - f) Safety
8. Adjourn

**ATTACHMENT 2
TREASURER'S REPORT: CCHOA FINANCIAL STATUS 1/31/2021**

As of January 31 2021			
Sources	Number	\$ Amount	
2021 Dues Paid USPS	136	\$4,080.00	10 more since last month, Springs Waste customer switching over
2021 Dues Paid via PayPal	2	\$57.66	1 more than last month
2021 Dues Prorated	0	\$0.00	
2021 Dues Paid Extra	0	\$0.00	
Totals for 2021	138	\$4,137.66	
% of 314 Homes that Paid 2021 Dues	43.95%		
2022 Dues Paid USPS	0	\$0.00	
2022 Dues Paid via PayPal	0	\$0.00	
2022 Dues Paid Extra	0	\$0.00	
Totals for 2022	0	\$0.00	
% of 314 Homes that Paid 2022 Dues	0.00%		
Operating Checking Account Balance		\$26,904.09	
Commitment to Waste Connection		\$19,742.64	
History Book Fund		\$443.04	
Operating Balance		\$6,718.41	
Reserve Account Balance		\$2,360.80	
Total Available HOA Funds		\$9,079.21	

ATTACHMENT 3
TREASURER'S REPORT: RECONCILIATION Detail 1/31/2021

8:42 AM
01/31/21

Country Club Homeowners Association
Reconciliation Detail
US Bank - Operating, Period Ending 01/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						26,752.64
Cleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	01/01/2021	EFT	Waste Connections	X	-1,690.04	-1,690.04
Total Checks and Payments					-1,690.04	-1,690.04
Deposits and Credits - 3 items						
Deposit	01/06/2021			X	208.32	208.32
Deposit	01/15/2021			X	28.83	237.15
Deposit	01/29/2021			X	1,604.34	1,841.49
Total Deposits and Credits					1,841.49	1,841.49
Total Cleared Transactions					151.45	151.45
Cleared Balance					151.45	26,904.09
Uncleared Transactions						
Checks and Payments - 1 item						
Check	12/10/2020	445	Rains Carrie		-43.26	-43.26
Total Checks and Payments					-43.26	-43.26
Deposits and Credits - 1 item						
Deposit	01/29/2021				194.35	194.35
Total Deposits and Credits					194.35	194.35
Total Uncleared Transactions					151.09	151.09
Register Balance as of 01/31/2021					302.54	27,055.18
Ending Balance					302.54	27,055.18

ATTACHMENT 4
Reconciliation Summary 1/310/2021

8:43 AM
01/31/21

Country Club Homeowners Association
Reconciliation Summary
US Bank - Reserve, Period Ending 01/31/2021

	<u>Jan 31, 21</u>
Beginning Balance	2,360.80
Cleared Balance	2,360.80
Register Balance as of 01/31/2021	2,360.80
Ending Balance	2,360.80

ATTACHMENT 5
Draft Covenants Misconceptions Article

Covenants, Myths and Reality

Covenants, a word that brings a variety of emotions when people hear it, is part of our neighborhood. We currently have nine subdivisions either fully or partially covered by Covenants. See <http://www.countryclubestateshoa.org/hoa-documents.html> for the list of Covenants by subdivision.

The active Covenants do **not** allow the HOA Board to act as an enforcement agency since we **have no authority to issue fines, liens, or assessments against violators**. The Covenants rather act as guidelines as to good neighborhood practices and City Code.

If you feel a neighbor is violating the Covenants or City Code, you should first discuss the issue with the neighbor and see if you and they can resolve the issue. The Board can help you ascertaining if the issue is a Covenants and/or a City Code issue.

If the neighbor does not fix the issue and it is a City Code violation, you can contact City Code Enforcement at <https://coloradosprings.gov/neighborhood-services/webform/code-enforcement-complaint-form> or 719-444-7891 to report the issue.

If the neighbor does not fix the issue and it is a Covenants, but not a City Code, violation, the Board can contact the violating homeowner and see if we can work with them to fix the issue. If this fails, the HOA can try mediation and arbitration efforts. If that fails, the complaining homeowners have the right to take legal action if they so wish.

The CCHOA believes, however, that the cost, complexity, and delay inherent in court proceedings make litigation a particularly inefficient means of resolving community disagreements. Further, relationships in our community may be damaged through use of adversarial means of resolving disputes. Accordingly, the CCHOA encourages the use of alternative methods for resolving disputes.

The best method for all is “Be good considerate neighbors. Talk to your neighbors when you are doing a project that could impacts the appearance of the neighborhood. Finally, be receptive to your neighbors’ concerns and suggestions.”

ATTACHMENT 6
Draft Fire Mitigation Article

Fire Mitigation News

Homeowners are a critical partner in whether or not we are successful in protecting our neighborhood against wildfires. Firefighters cannot do it alone! As part of the wildfire mitigation effort in Colorado Springs, the Colorado Springs Fire Department (CSFD) offers a free neighborhood chipping program. The chipping program had demonstrable impact on structures' wildfire survivability during the Waldo Canyon Fire. According to Colorado Springs Fire Marshal Brett Lacey, "Mitigation efforts by neighbors and the Wildfire Mitigation Section of the Division of the Fire Marshal coupled with aggressive fire suppression efforts by firefighting forces protected 100 percent of the homes in the communities of Cedar Heights and Peregrine. Of the 47 homes in Mountain Shadows that participated in the neighborhood chipping program, 14 were destroyed."

During the weeks of **5/10/2021 and 8/9/2021**, the Colorado Springs Fire Department will visit registered homes within our neighborhood to chip and haul away the hazardous woody trimmings placed at curbside by residents. Chipping online registration can be found here: <https://coloradosprings.gov/fire-department/page/neighborhood-chipping-program>.

In order to register, you must have attended a Fire Mitigation meeting or had a CSFD free on-site consultation within the last five years (2017-2021). Our annual Fire Mitigation meeting this year will be on 17 March 2021 at 7:00 PM via a Zoom teleconference (due to current COVID-19 restrictions). If you wish to attend, please notify sgallof@comcast.net and we will provide the necessary Zoom link prior to the meeting. If you do not have computer access or cannot attend the Zoom meeting, feel free to contact Ashley Whitworth, Wildfire Mitigation Program Administrator at 719 385-7342 for a free on-site consultation.

If you have already done some fire mitigation work on your property this year, you can help us maintain our Firewise "In Good Standing" status by reporting these efforts to either the Colorado Springs Fire Department Fire Mitigation office, Ashley.Whitworth@coloradosprings.gov or 719 385-7342, or to Sandy Gallof, Secretary CCHOA. sgallof@comcast.net or call 719 632-3144 or mail to 2847 Marilyn Road, Colorado Springs, CO, 80909, using the attached form.. This status provides us the benefits of up to date fire mitigation information/education, both nationwide and in the Colorado Springs area, as well as homeowner insurance discounts for certain insurance companies.. It could also provide the CSFD a better chance of getting grants to support further fire mitigation efforts in Palmer Park and our neighborhood area.



Name: _____ Date: _____

Community Name: _____

Preferred Method of Contact: _____

Hours Worked	
_____	<p>Dwelling Unit/Home Examples include: Removing pine needles and leaf litter from roof and gutters, replaced vinyl gutters with metal gutters, ignition-resistant exterior improvements, installing screening on vents, flammable items removed from under decks and porches, inspect roof and replace missing shingles, etc.</p>
_____	<p>Landscaping (0–100 ft from base of dwelling unit) Examples include: Installation of hardscaping, replacing combustible mulches with stone/gravel options, tree and shrub removal, raking and removal of pine needles, leaves, ground litter/debris, tree trimming/limbing, moving firewood, lawn and native grass maintenance, etc.</p>
_____	<p>Common Area (HOA or other Homeowner jointly owned property within the site boundary) Activities include: Tree thinning, mastication and brush removal, grass maintenance, fire break construction, etc.</p>
_____	<p>Miscellaneous Meetings, presentations, program administration, home site visits, etc.</p>

Money Spent	
\$ _____	Chipper Costs: Purchase/rental, fuel & oil, disposal fees, etc.
\$ _____	Other Equipment Costs: Chain saw purchase/rental, power equip. purchase/rental, hand tools, protective equipment, etc.
\$ _____	Contractor Costs: Arborists, landscapers, professional forestry services, debris removal, etc.
\$ _____	Home Improvement Costs: Roofs, decks, windows, vent screening, retrofits, etc.
\$ _____	Landscaping/DIY
\$ _____	Miscellaneous
_____	Vehicle mileage

Additional Notes: _____

